

**City of Greensboro Planning Department
Zoning Staff Report
June 11, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: N
Location: 2314 West Cornwallis Drive (North side of West Cornwallis Drive opposite Lendew Street)

Applicant: Charles E. Melvin, Jr.
Owner: Raymond L. and Josephine R. Galtelli

From: RS-9
To: CD-LO

Conditions: 1) Uses: All those uses permitted in the LO District except the following, which will not be permitted: boarding and rooming houses, museums or art galleries; and family care homes.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Office
Acreage	0.336
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> Parking area located in front of structure
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RS-9
<i>South</i>	Apple Tree Academies	CD-GO-M
<i>East</i>	Single Family Residential	GO-M
<i>West</i>	Single Family Residential	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Cornwallis Drive – Collector Street.
Site Access	Existing.
Traffic Counts	Cornwallis Drive ADT – 9,810.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: There is GO-M zoning east of and adjacent to this property, in addition to the to the CD-GO-M (#2479) property immediately across the street that contains a daycare center. The proposed CD-LO request is compatible with the existing zoning pattern and functions as a transitional zone to the single family neighborhood progressing westward along West Cornwallis Drive.

As the description indicates, the LO District is compatible with neighborhoods in terms of accommodating small-sized, low intensity office uses. This location fits nicely with the intended application for LO zoning.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map (GFLUM) of Connections 2025. That category can accommodate small supportive nonresidential uses that are not always depicted on the GFLUM. This request is consistent with the Reinvestment/Infill Goal and is consistent with Policy 4C as described above.

The applicant intends to add the following condition at the public hearing: “The existing structure on the property will be retained.” Staff feels that this is a beneficial addition since it insures that this property will function in a transitional capacity between more intense development to the east and the single family neighborhood to the west.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.